

301, 3615 51 Avenue  
Red Deer, Alberta

MLS # A2241040



## \$260,000

<b>Division:</b>	South Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,148 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 542
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-M
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Elevator, No Smoking Home, Open Floorplan, Storage		

**Inclusions:** none

Spacious 2-Bed + Den Condo with West-Facing Balcony, 2 bathrooms, 2 Underground Parking Stalls & Prime Location! Welcome to this beautifully maintained 1147.76 sq/ft condo offering the perfect blend of comfort, privacy, and convenience. Featuring 2 spacious bedrooms plus a den, 2 full 4-piece bathrooms, and a thoughtfully designed open-concept floor plan, this unit is ideal for professionals, retirees, or anyone seeking low-maintenance living in a quiet, well-managed building. Enjoy a large, well-appointed kitchen with stainless steel appliances, a pantry, ample cabinet space, and a convenient eat-up breakfast bar—perfect for entertaining or casual dining. The living and dining areas flow seamlessly, while the bedrooms are tucked away down a quiet hallway for added privacy. Step outside to your west-facing balcony, offering peaceful, private views with no neighbours looking in—a perfect spot to unwind and enjoy the evening sun. This unit also includes 2 appointed underground parking stalls with two secure storage lockers located directly in front for added convenience. Located in a quiet 12-unit building with an elevator, this condo is just a short walk to the hospital and close to all amenities. Professionally managed by SunReal, the building is known for its excellent upkeep and care.